

CITY OF MINNEAPOLIS

At a Glance: Sheridan

Department of Regulatory Services

May 13, 2015



Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Conversion & Change of Ownership

- Conversions refer to properties that have been converted to a rental licensed property
- Change of Ownership means a rental licensed property has changed ownership

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP (Conduct on Premise)

- COP Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to a "Good Cause List" which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU (Problem Properties Unit)

- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

Police Calls

- Police Calls are defined as all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with one particular incident.
- Police calls at an intersection, street or area not identified at a specific property are not included. Domestic and medical related calls are also not included.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Sheridan Profile

as of 5/13/15



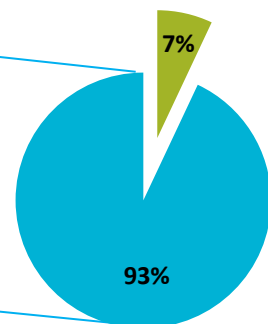
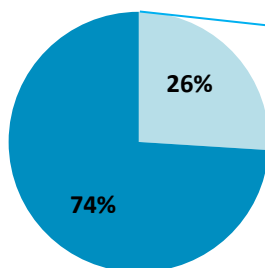
<u>Assessor's Land Use for All Properties</u>	<u>Count</u>	<u>%</u>
Bar, Restaurant, Club, Entertain.	06	0.57%
Comm Work Shop	07	0.67%
Common Area	00	0.00%
Garage or Misc. Residential	141	13.40%
*Group Residence	01	0.10%
Ind. Warehouse, Factory	08	0.76%
Institution, School, Church	07	0.67%
Misc. Commercial	00	0.00%
*Mixed Comm., Res, Apt	12	1.14%
*Multi Family (Residential)	333	31.65%
Not Available	03	0.29%
Office	08	0.76%
Public Accommodations	00	0.00%
Retail	10	0.95%
*Single Family (Residential)	435	41.35%
Sport or Recreation Facility	01	0.10%
Utility	00	0.00%
Vacant Land	78	7.41%
Vehicle Related Use	02	0.19%
Grand Total	1,052	100.0%

[Click here for a complete neighborhood business directory](#)

*Includes Residential Use

Rental Licensed Parcel Breakdown by Paid Units

■ condo
 ■ 4+ Units
 ■ non-condo
 ■ 1 - 3 Units



Rental License Information

Total Rental Licenses	375
Parcels with Rental Licenses	368
Rental Units	988
Average Rental Units	2.69
Rentals / Total Residential	47.1%
Parcels with Conversions (2014 Total)	07
Parcels with Change of Ownerships (2014 Total)	12

Rental Licensed Parcels

<u>by Unit Counts</u>	<u>Parcels</u>	<u>%</u>	<u>Total %</u>
1 Unit	185	50.3%	50.3%
Condo Units	48	25.9%	
Non-Condo Units	138	74.1%	
2 Units	135	36.7%	87.0%
3 Units	21	5.7%	92.7%
4-5 Units	16	4.3%	97.0%
6-10 Units	02	0.5%	97.6%
11-15 Units	03	0.8%	98.4%
16-20 Units	02	0.5%	98.9%
21-30 Units	01	0.3%	99.2%
31+ Units	03	0.8%	100.0%
Grand Total	368	100.0%	100.0%

Sheridan Profile

as of 5/13/15

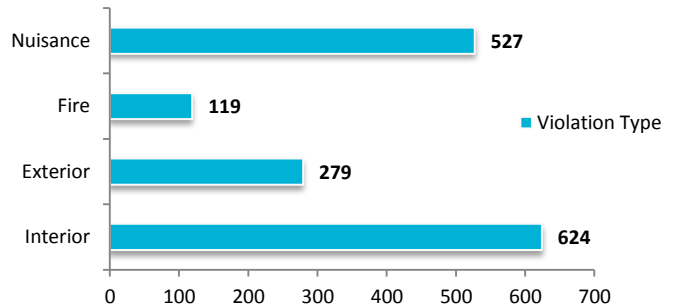


Housing Violations & Police

<u>Calls (Last 2 years)</u>	<u>Parcels</u>	<u>Violations</u>
All Violations	381	1,549
Interior Violations	141	624
Exterior Violations	77	279
Fire Violations	51	119
Nuisance Violations	315	527
Total Police Calls	395	2,425

**Police Call data only includes calls attributed to a parcel with properties. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.*

Violation Types (Last 2 Years)

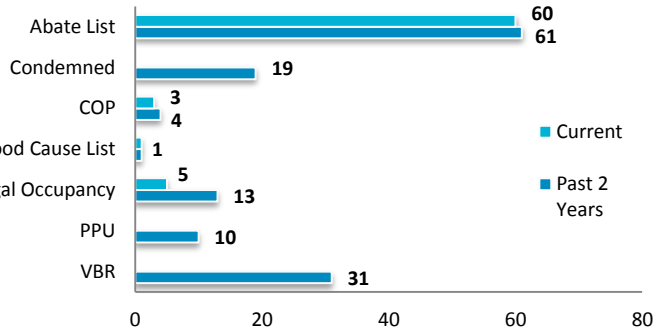


Parcels with Serious Flags

VBR	31	00
Condemned	19	00
Illegal Occupancy	13	05
PPU	10	00
Good Cause List	01	01
COP	04	03
Abate List*	61	60

**Abate list data information is only stored for 6 month periods*

Parcels with Serious Flags

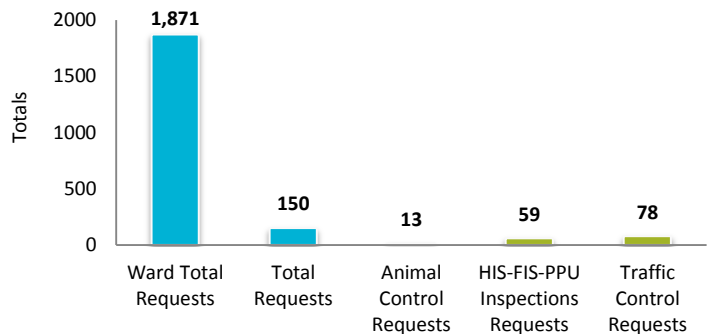


Regulatory Services 311

Service Requests

<u>(2014 Totals)</u>	<u>Requests</u>	<u>%</u>
Ward Total	1,871	100.0%
Total	150	8.0%
Animal Control	13	0.7%
HIS-FIS Inspections	59	3.2%
Traffic Control	78	4.2%

2014 Regulatory Services 311 Service Requests



Traffic Control Citations

<u>(2014 Totals)</u>	<u>Citations</u>	<u>%</u>
Ward Total	55,958	100.0%
Total	907	1.6%
Snow Emergency*	114	0.2%
Non-Snow Emergency	759	1.4%

Animal Care & Control

<u>Dangerous Dogs</u>	<u>Dogs</u>	<u>%</u>
Total	00	0.0%

**Snow Emergency citations span from December 2013 through March 2014*

Sheridan Demographic Profile



Sheridan Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	3,049	484	2,564	1,708	1,341	1,581	1,488	93
Percentage	100.0%	15.9%	84.1%	56.0%	44.0%	100.0%	94.1%	5.9%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	2,098	230	558	33	99	0	31
Percentage	68.8%	7.5%	18.3%	1.1%	3.2%	0.0%	1.0%

Data Source:	2008-2012 American Community Survey					2008-2012 American	2008-2012 American			
Category:	Education					Language	Household Income			
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	347	516	690	441	223	2,303	541	888	231	367
Percentage	15.7%	23.3%	31.1%	19.9%	10.1%	81.0%	19.0%	59.8%	15.5%	24.7%

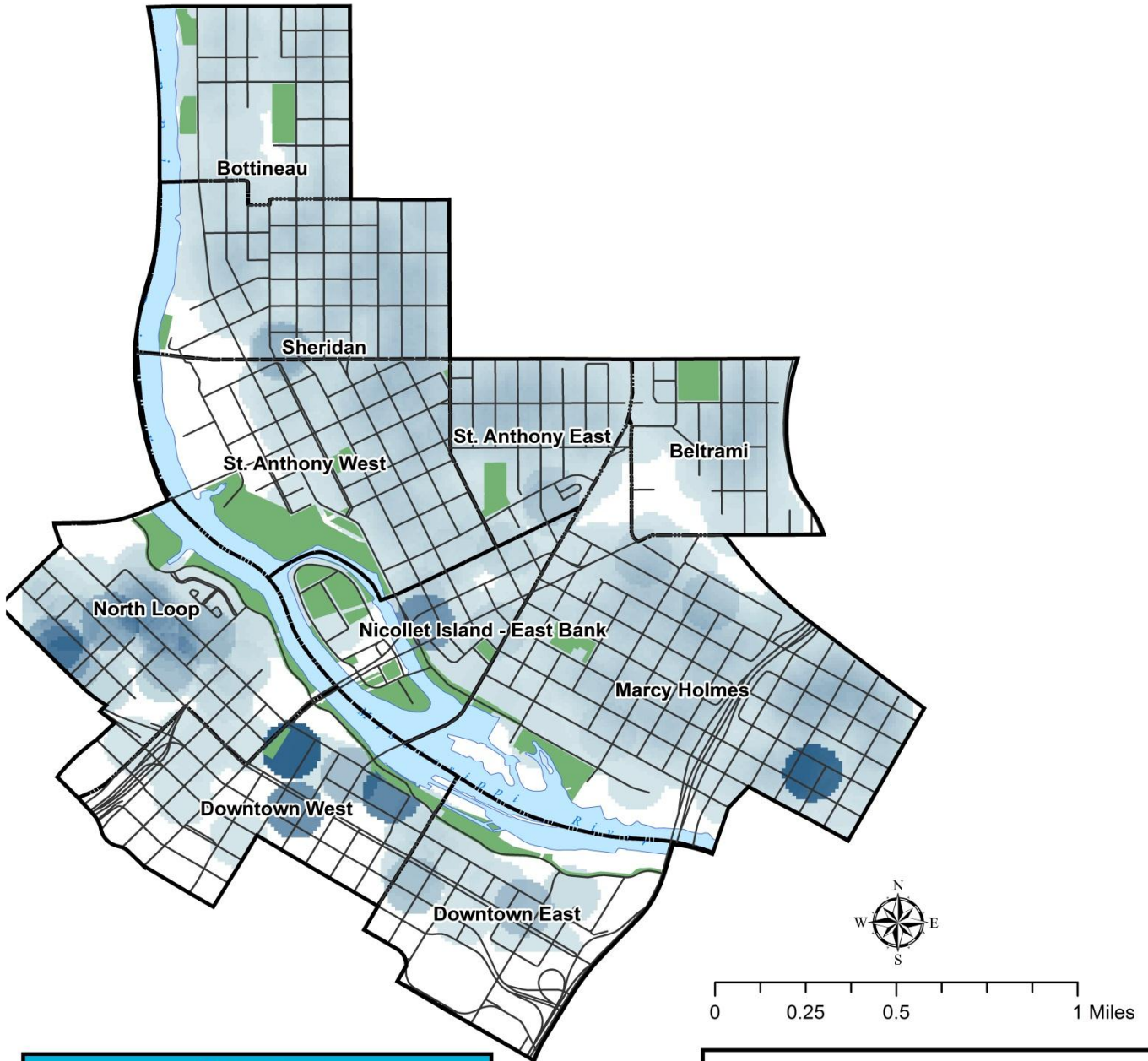
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>
CPED <http://www.minneapolismn.gov/census/2010/index.htm>

Ward 3 Rental Properties



Summary

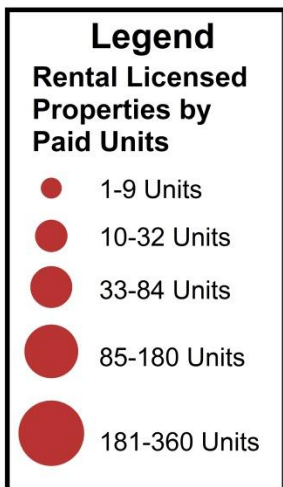
Neighborhood	Rental Licensed Properties	% of Ward Rental Properties
Beltrami	128	5%
Bottineau	115	4%
Downtown East	98	3%
Downtown West	385	14%
Marcy Holmes	698	25%
Nicollet Is. - East Bank	140	5%
North Loop	468	16%
St. Anthony East	209	7%
St. Anthony West	230	8%
Sheridan	368	13%
Total Properties	2,839	100%

Legend

Amount of Rental Licensed Parcels

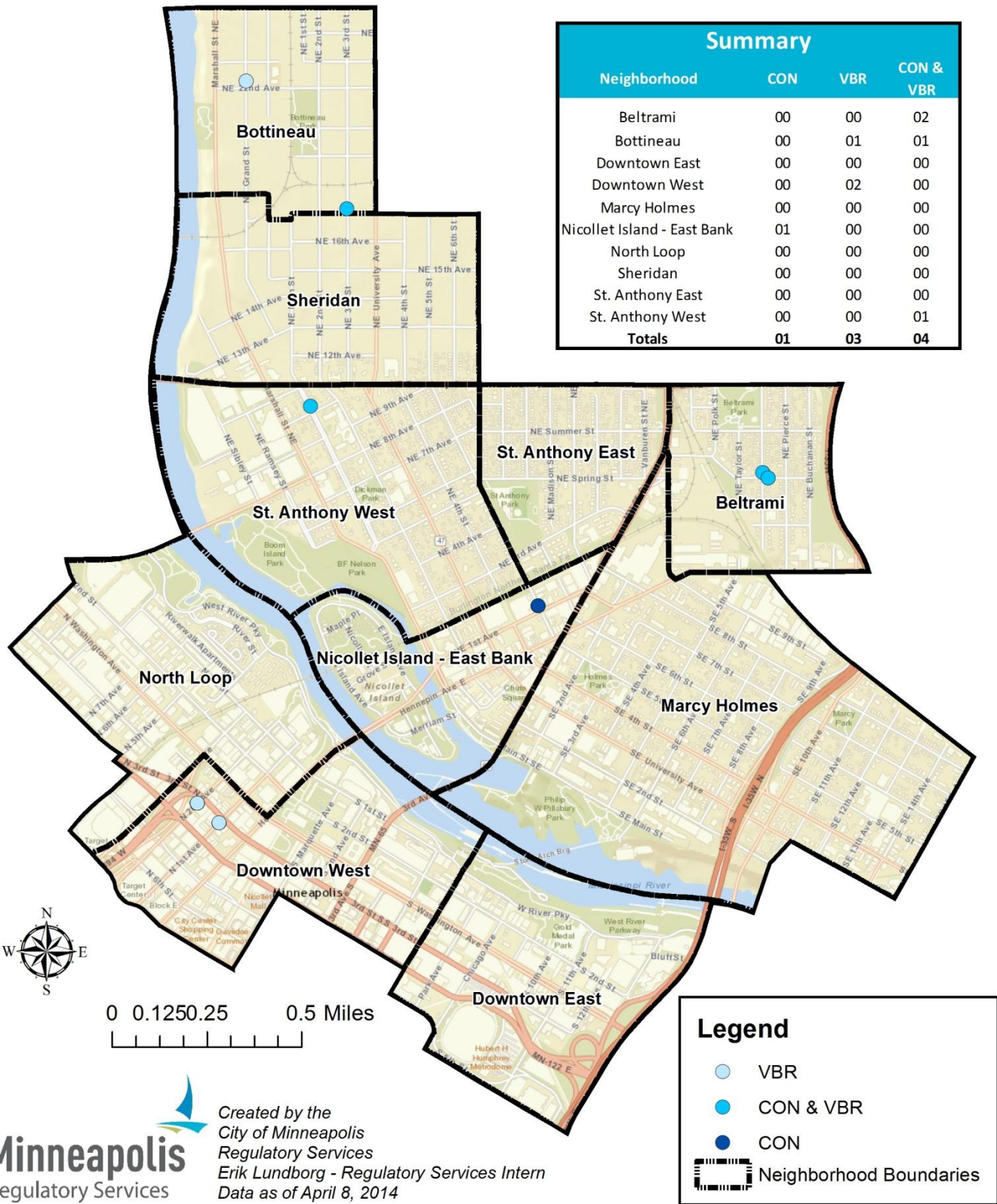
- High
- Low
- Water Bodies
- Parks
- Neighborhood Boundaries

Sheridan Rental Properties



Summary		
Neighborhood	Rental Licensed Properties	% of Ward Rental Properties
Sheridan	368	13.0%
Ward Total	2839	100%

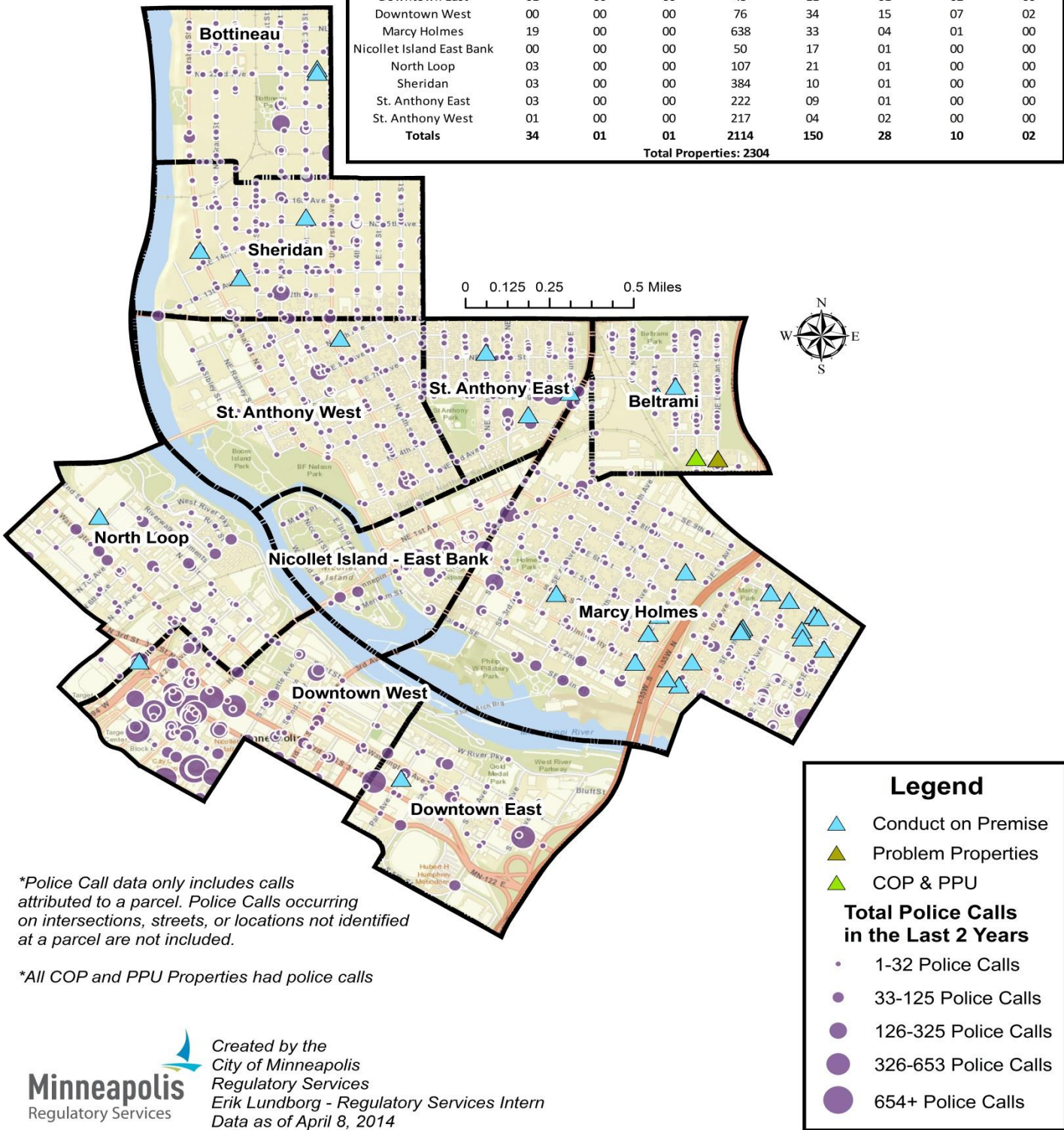
Ward 3 Condemned and Vacant (VBR) Properties



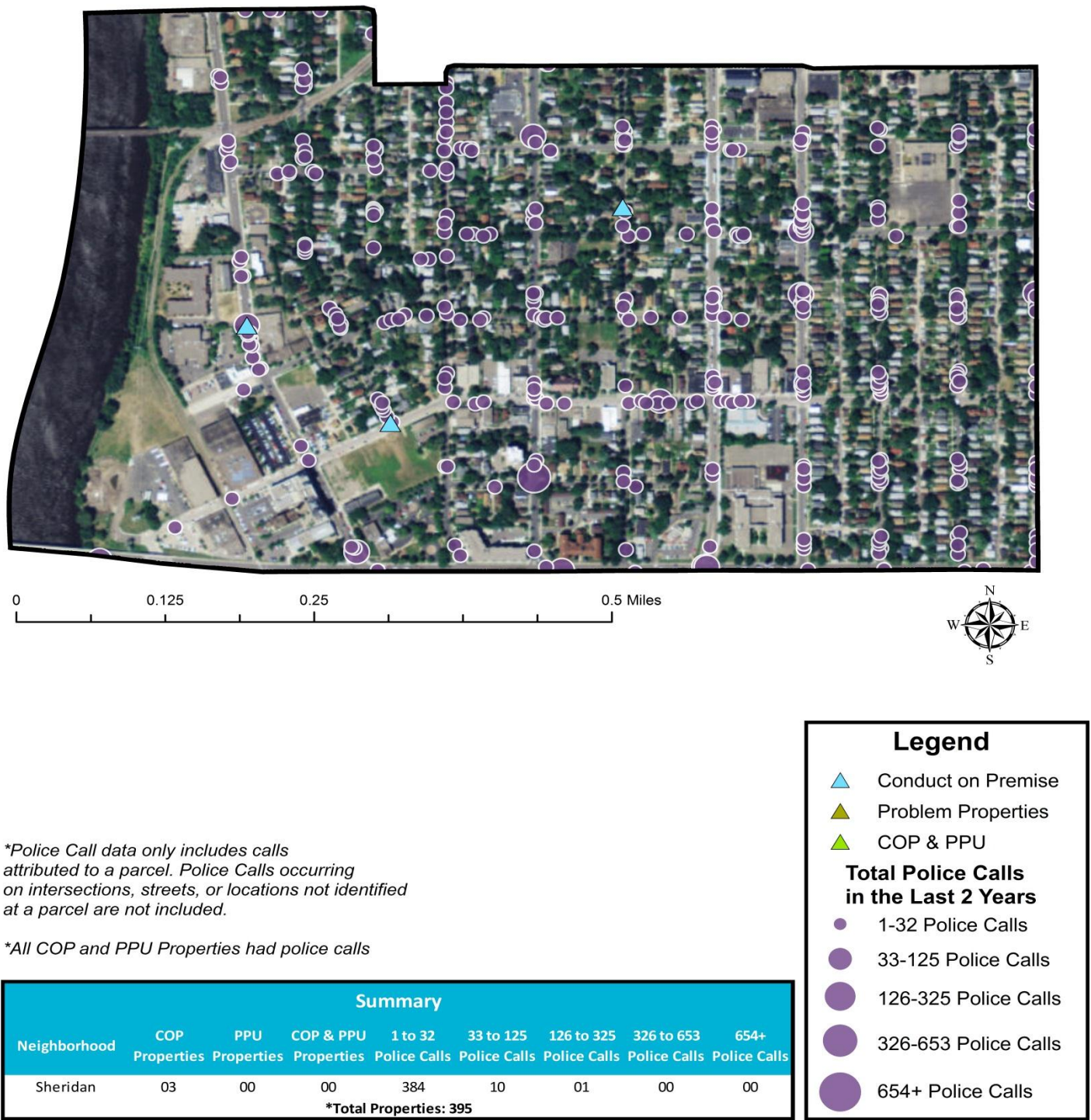
Ward 3 Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls

Summary								
Neighborhood	COP Properties	PPU Properties	COP & PPU Properties	1 to 32 Police Calls	33 to 125 Police Calls	126 to 325 Police Calls	326 to 653 Police Calls	654+ Police Calls
Beltrami	02	01	01	181	04	00	00	00
Bottineau	02	00	00	194	07	02	00	00
Downtown East	01	00	00	45	11	01	02	00
Downtown West	00	00	00	76	34	15	07	02
Marcy Holmes	19	00	00	638	33	04	01	00
Nicollet Island East Bank	00	00	00	50	17	01	00	00
North Loop	03	00	00	107	21	01	00	00
Sheridan	03	00	00	384	10	01	00	00
St. Anthony East	03	00	00	222	09	01	00	00
St. Anthony West	01	00	00	217	04	02	00	00
Totals	34	01	01	2114	150	28	10	02

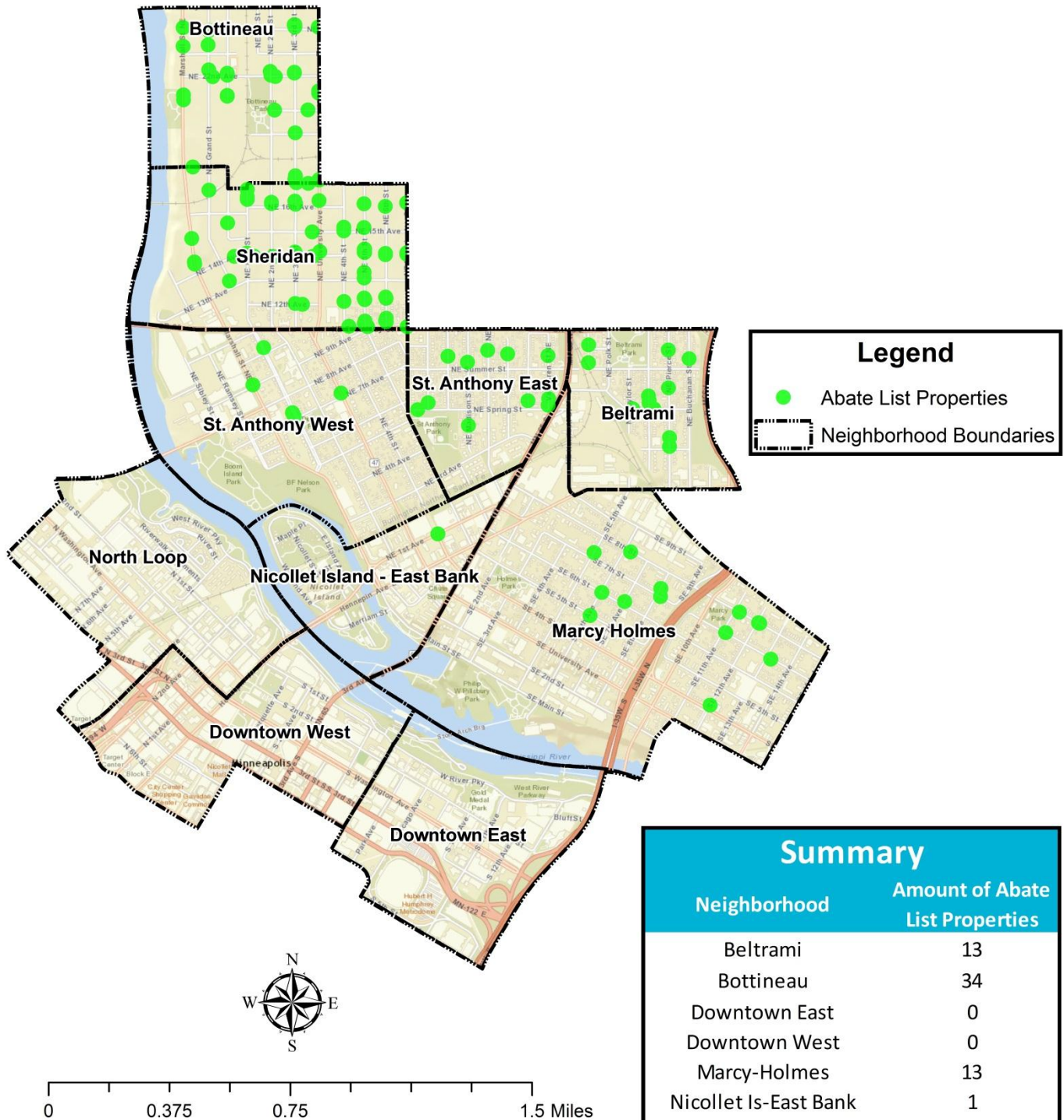
Total Properties: 2304



Sheridan Conduct on Premise (COP) and Problem Properties (PPU) with Police Calls



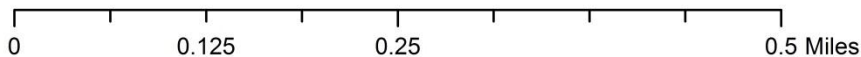
Ward 3 Abate List Properties



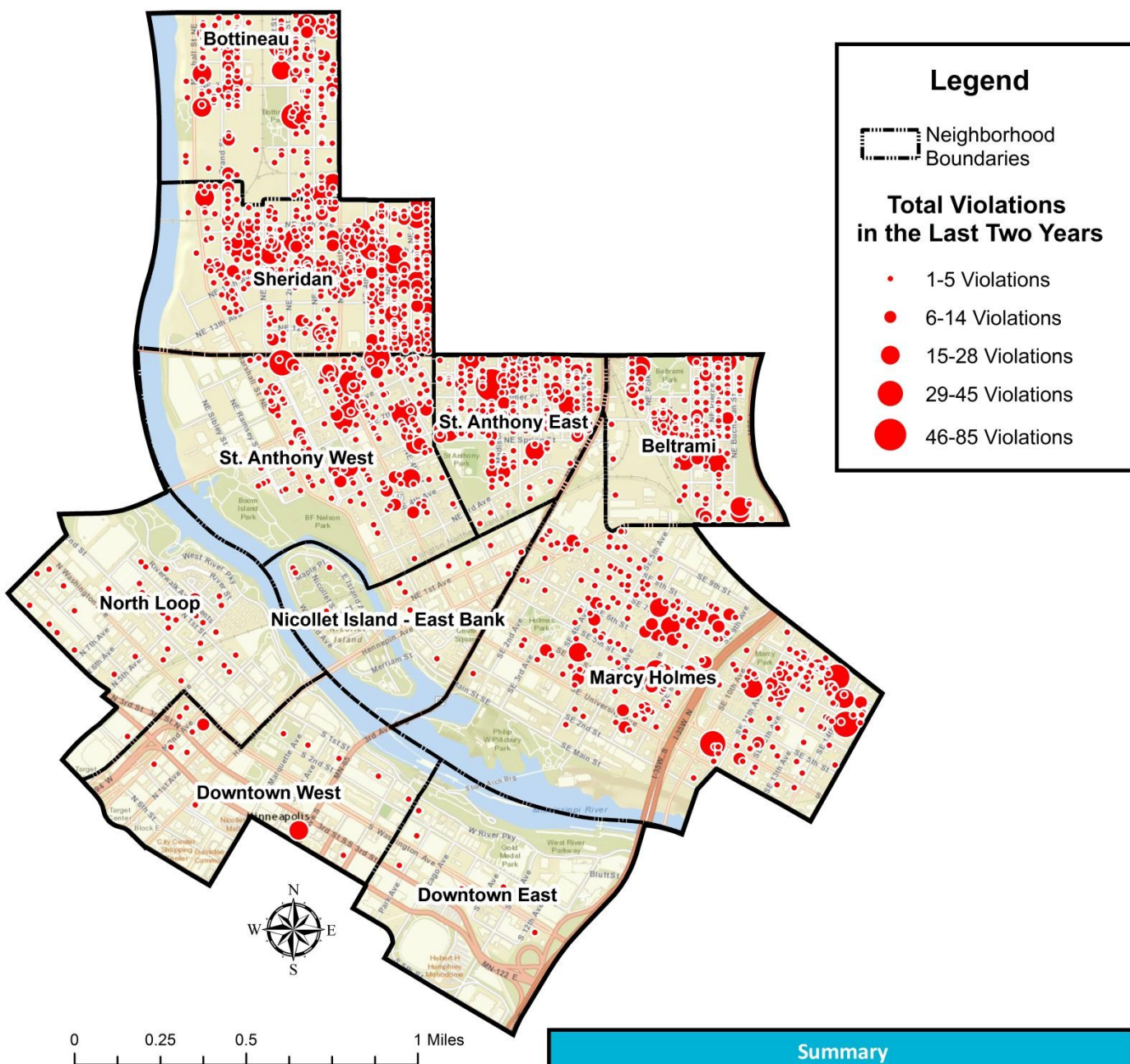
Properties



Summary	
Neighborhood	Amount of Abatement List Properties
Sheridan	60
Ward Total:	139

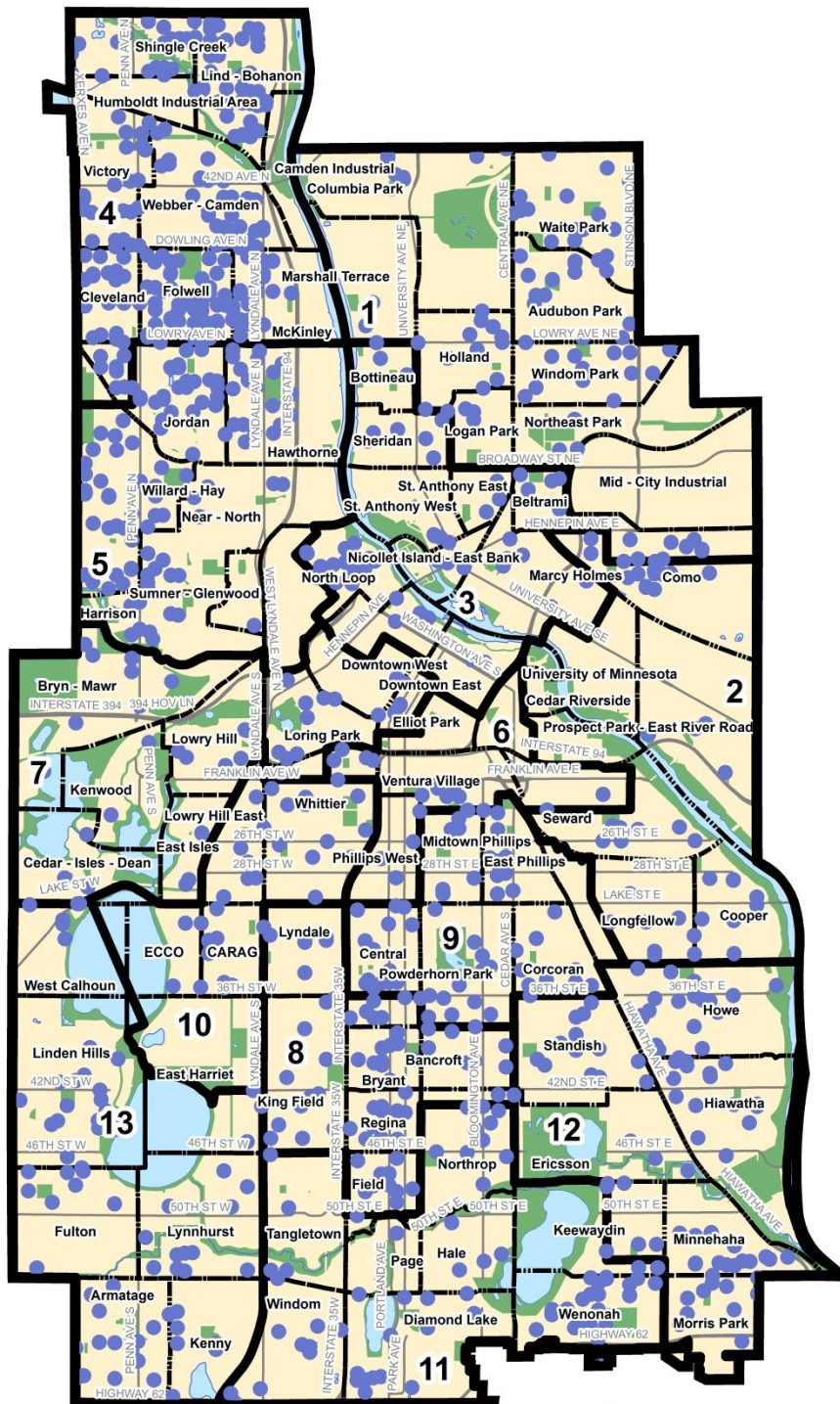


Housing Violations in Ward 3 (Last 2 years)



Summary					
Neighborhood	1 to 5 Violations	6 to 14 Violations	15 to 28 Violations	29 to 45 Violations	46 to 85 Violations
Beltrami	126	15	08	04	00
Bottineau	155	17	10	02	00
Downtown East	28	00	00	00	00
Downtown West	91	01	01	00	00
Marcy Holmes	211	34	08	03	00
Nicollet Island East Bank	64	00	00	00	00
North Loop	59	01	00	00	00
Sheridan	313	47	16	04	01
St. Anthony East	168	24	09	00	01
St. Anthony West	141	19	06	04	00
Totals	1356	158	58	17	02
Total Properties: 1591					

Citywide Rental License Conversions in 2014



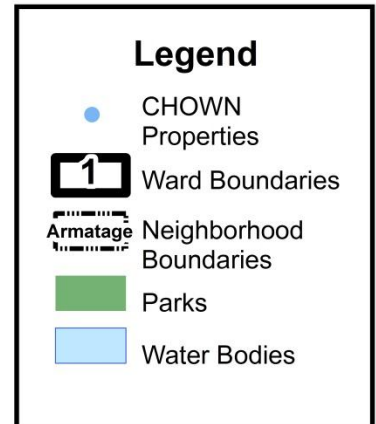
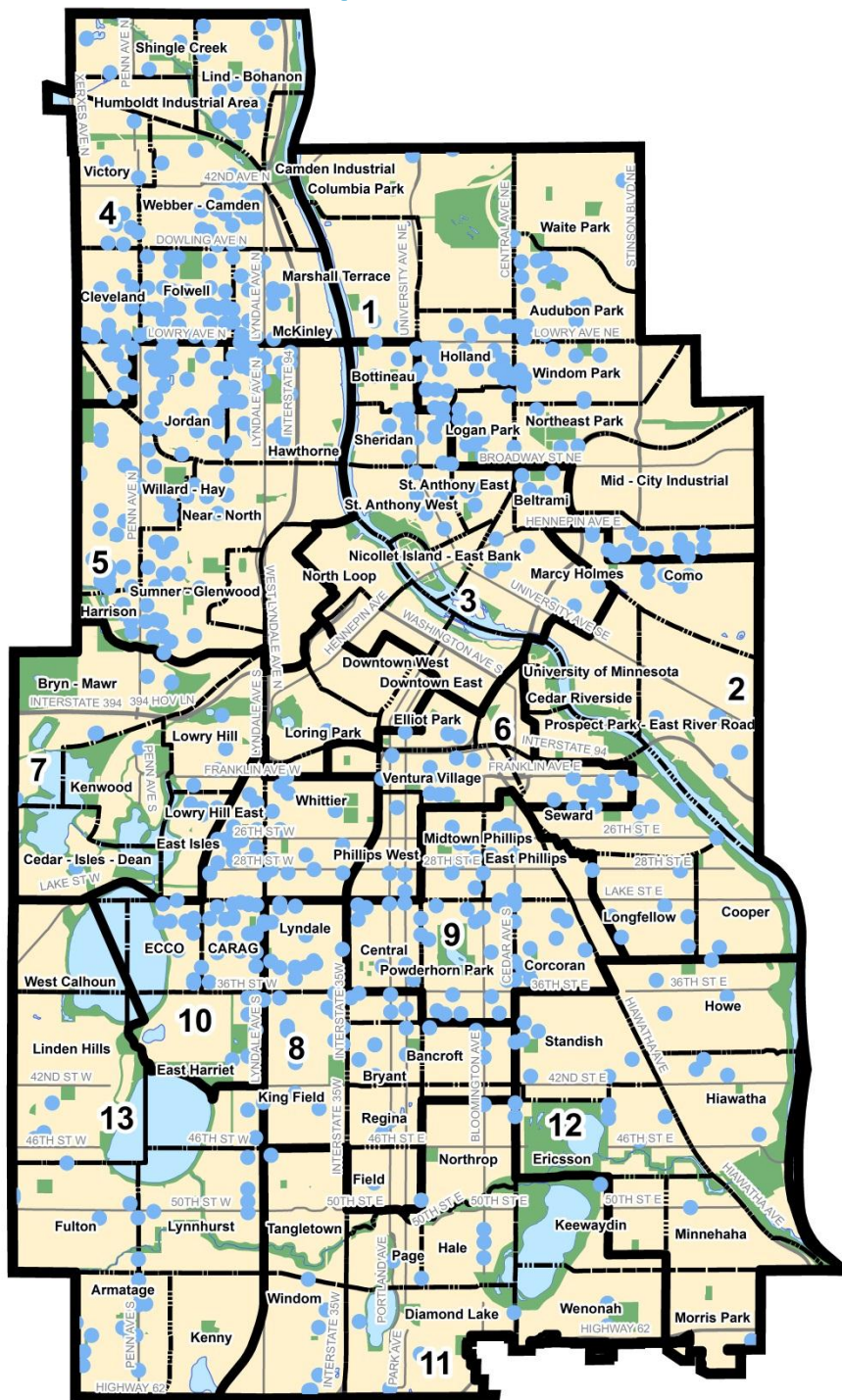
Legend

- Conversion Properties
- 1 Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

Ward	Conversions	Total Properties	Percentage of Properties
01	86	1046	8%
02	44	1046	4%
03	83	1046	8%
04	253	1046	24%
05	111	1046	11%
06	18	1046	2%
07	55	1046	5%
08	69	1046	7%
09	58	1046	6%
10	37	1046	4%
11	75	1046	7%
12	83	1046	8%
13	74	1046	7%
Total Properties: 1046			

Citywide Rental License Change of Ownerships (CHOWNs) in 2014



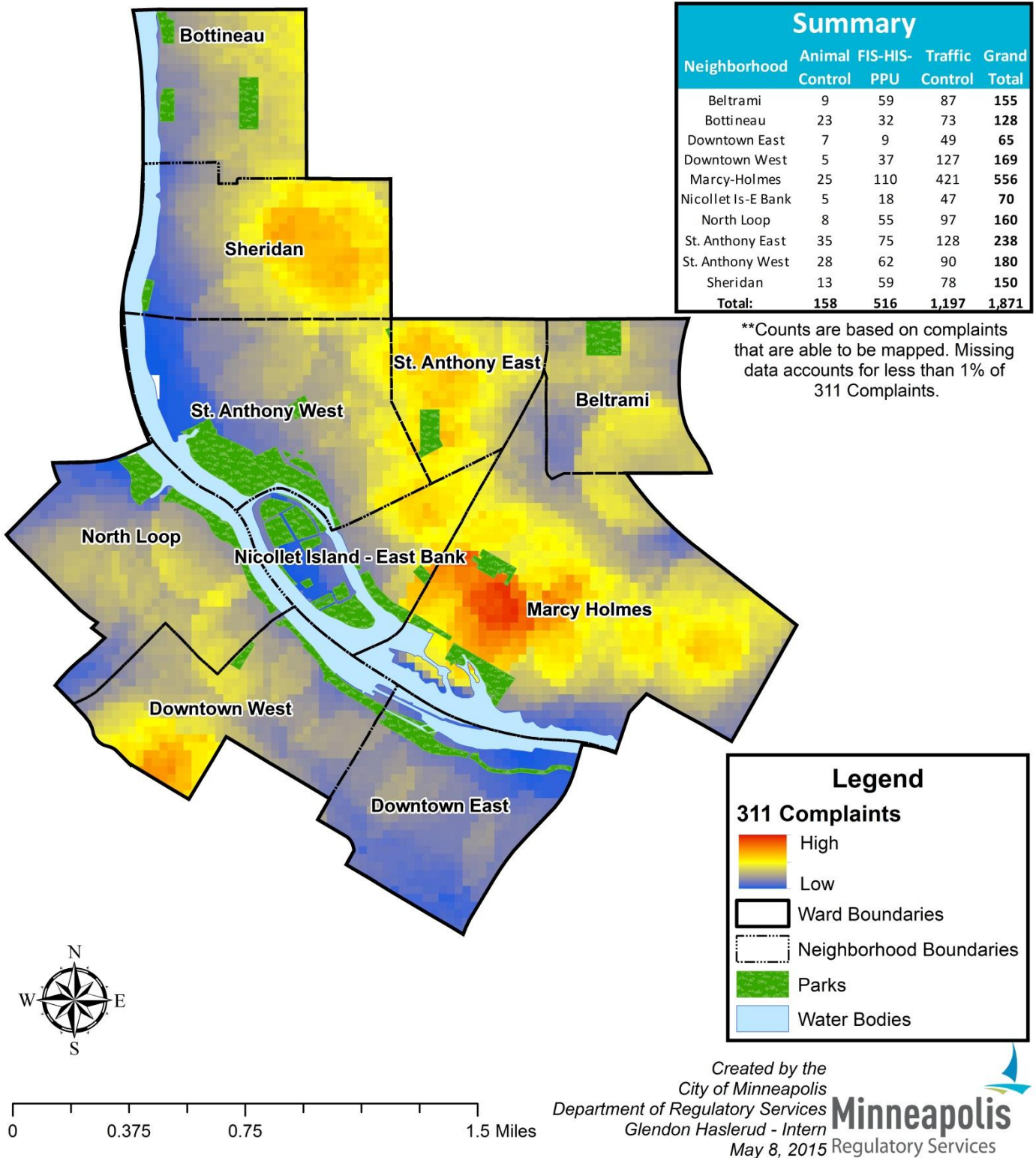
Summary

Ward	CHOWNs	Total Percentage of Properties
01	91	13%
02	31	4%
03	39	5%
04	130	18%
05	118	17%
06	30	4%
07	18	3%
08	48	7%
09	53	7%
10	74	10%
11	25	4%
12	24	3%
13	31	4%
Total Properties: 712		

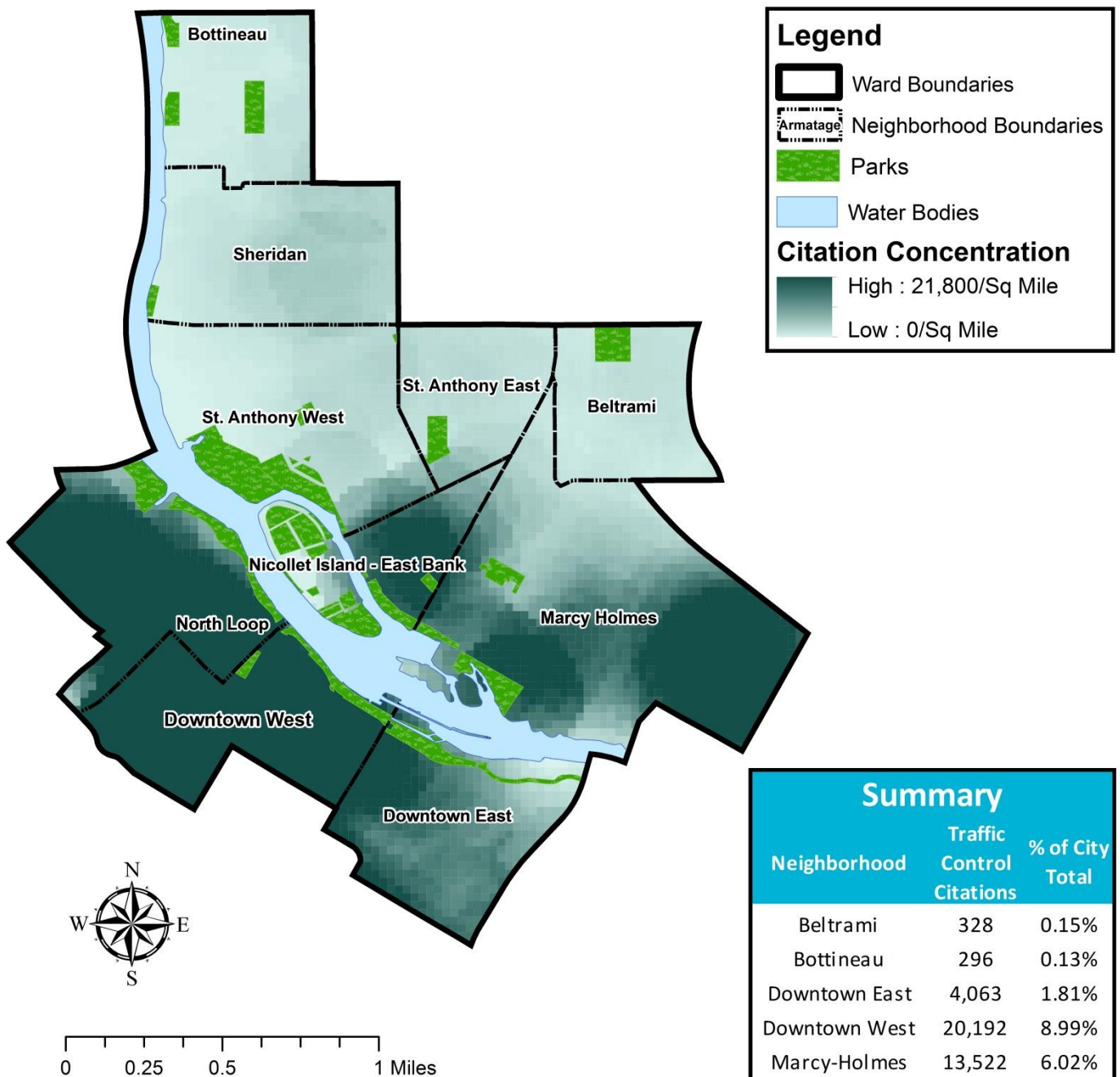
0 0.5 1 2 Miles



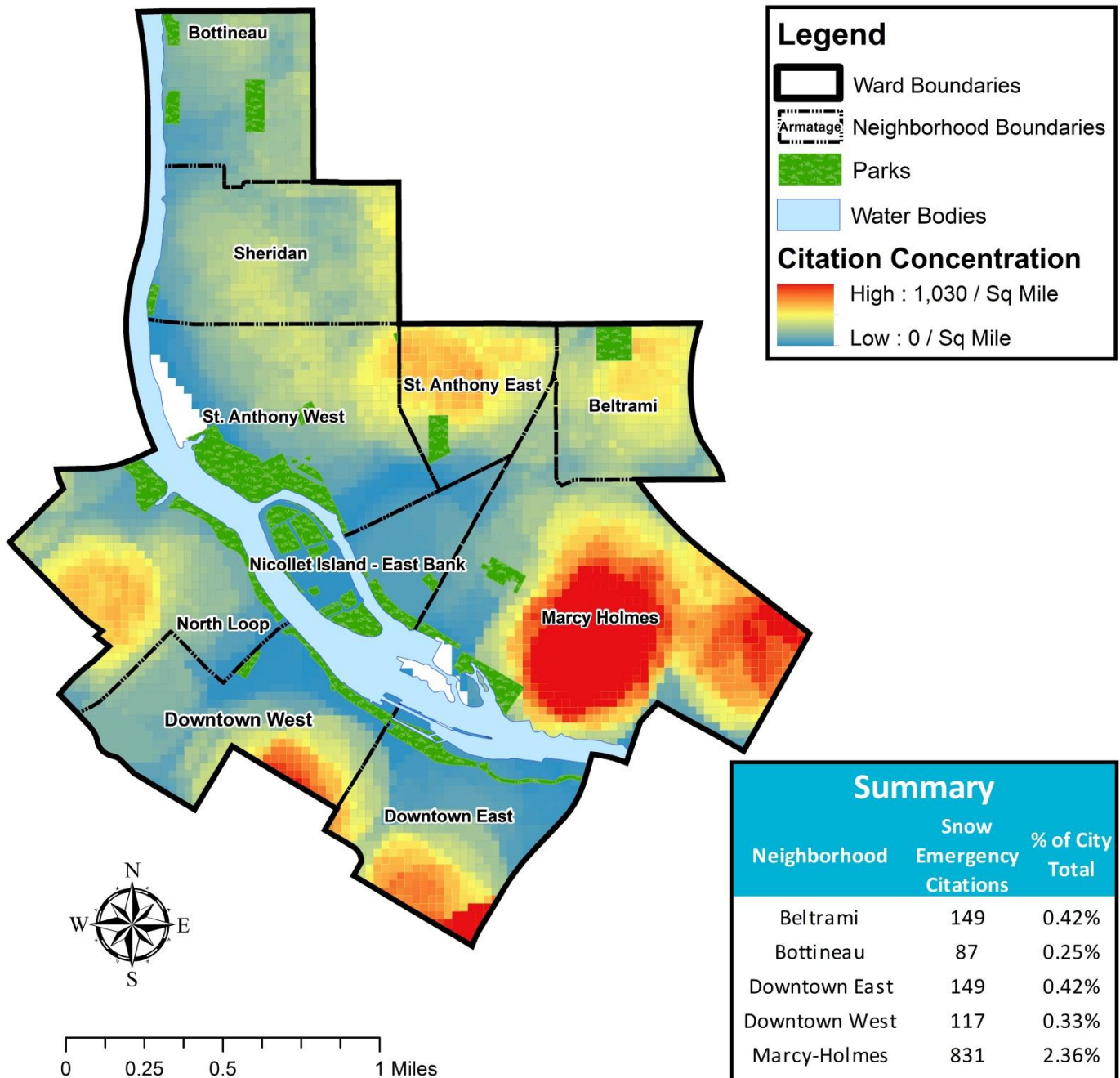
Ward 3 2014 311 Service Requests



Ward 3 2013-2014 Traffic Control Citations

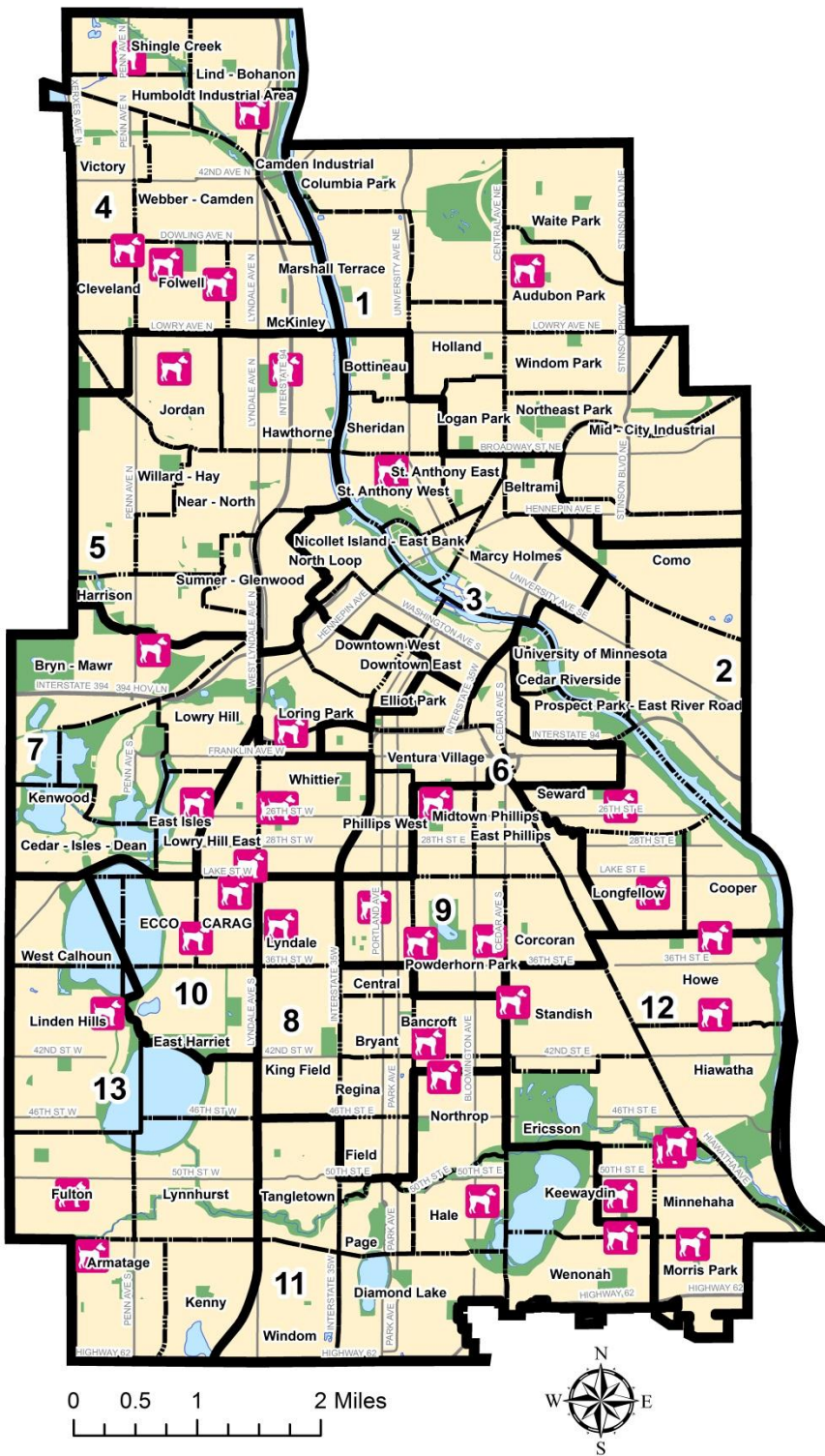


Ward 3 2013-2014 Traffic Control Winter Snow Emergency Citations



Summary		
Neighborhood	Snow Emergency Citations	% of City Total
Beltrami	149	0.42%
Bottineau	87	0.25%
Downtown East	149	0.42%
Downtown West	117	0.33%
Marcy-Holmes	831	2.36%
Nicollet Is-E Bank	22	0.06%
North Loop	191	0.54%
St. Anthony East	148	0.42%
St. Anthony West	188	0.53%
Sheridan	114	0.32%
Ward Total	1,996	5.66%
City Total	35,234	100%

Citywide Dangerous Dogs



Summary		
Ward	Dangerous Dogs	Percentage of Total Dangerous Dogs
01	01	3%
02	02	5%
03	01	3%
04	06	15%
05	02	5%
06	00	0%
07	03	8%
08	02	5%
09	04	10%
10	05	13%
11	03	8%
12	07	18%
13	03	8%
Total Dangerous Dogs: 39		

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

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<http://www.ci.minneapolis.mn.us/regservices/index.htm>

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<http://www.ci.minneapolis.mn.us/regservices/profiles>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control